

CHINATOWN COMMUNITY PLAN UPDATE 5/12/1989

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**CHINATOWN COMMUNITY PLAN UPDATE 5/12/1989**  
**-- neighborhood building and community development**

**Premises** 1 The enhancement of Chinatown as a unique historic neighborhood and cultural resource contributes to the vitality of Boston--a City of diverse neighborhoods built by immigrants.

2 The Chinatown community is at a critical crossroad where it is challenged by both the potential threats and the economic opportunities resulted from downtown development, institutional expansion, and highway construction.

3 Proactive community participation, public education, and capacity building hold the keys to the long-term viability of Chinatown.

**Scope**

- I Housing
- II Business and Economic Development
- III Community Services
- IV Land Use and Urban Design
- V Traffic and Transportation

**Phasing**

- I A Establish planning context
- B Build consensus on goals and objectives
- II C Develop strategic action plans
- (D Design and Create Catalyst Projects)

**Status**

- I Completion of Chinatown planning survey
- II Completion of Draft Plan: Goals and Objectives
- III Developing Strategic Action Plans (\* review)

Housing CHIP; Housing Education Program\*;  
Adaptive Housing Project Feasibility Study\*;  
Appendix: Tenant/Landlord Regulations (R.F.)

Service Needs Assessment and Inventory\* (G.P.),  
Parcel "C" Feasibility Study.

Business and Economic development Entrepreneurial Development Strategy; Appendix of Program Models

Land Use/Urban Design/Environment Working draft of Zoning Plan (T.C., E.P.); Pedestrian network/open space analysis, samples of design prototypes for businesses (K.S.H.)

Traffic and Transportation Draft plan and improvement program (incomplete) (BTD)

IV Production (in progress) (B.M. and K.L)  
-- draft text and historic timeline  
-- b/w photos and 8 1/2" x 11" b/w maps



## MAJOR ISSUES AND TASKS

### URBAN DESIGN AND DEVELOPMENT:

-- historic preservation and change/growth

\*\* Complete urban design and development analysis and guidelines

#### Commercial Chinatown

- \* image and scale
- \* expansion of existing business
- \* opportunities for new neighborhood business

(\*\*) financial incentives/funding for building conservation/improvement

\*\* street wall (height/transparency/frontage)

#### Residential Chinatown

- \* family amenities
- \* commercial/residential mixed-uses

#### Institutional

- \* community interaction
- \* visibility and identity

#### Gateway and Air-Right

- \* long-term
- \* uncertainty
- \* undetermined infrastructure
- \* multiple interest parties

-- Alternative design visions

-- Financial feasibility

-- Development strategy

#### Critical Sites

- \*\* Hinge Block
- \*\* Eliot Norton Park
- \*\* R-1 Parcel
- \*\* Parcels "C" and P-4/P-4a
- \*\* Posner Lot
- \* Harrison/Essex corner
- \* Tyler/Hudson Street in-fill

*specify*

### LAND USE AND ZONING

- \* Gateway and Turnpike as two special study areas
- \* Design guidelines: open space and street wall

\*\* Institutional masterplan/zoning (R-1; Posner Lot)

\*\* Zoning provisions for Institutional divestment

\*\* PDAs requirements for transportation improvement, neighborhood economic development

\*\* MCD Neighborhood Business Opportunities regulations



**OPEN SPACE AND PUBLIC REALMS:  
re-connection, networking, and the greening of Chinatown**

**\*\* Complete design analysis**

**Critical Edges/Connectors**

- \* Historic & New Chinatown
  - Hudson and Kneeland extensions
- \* Chinatown & MCD
  - Essex and Washington (N.)
- \* Chinatown & South Station/Leather District
  - Surface Artery Reconstruction
- \* Residential, Commercial & Institutional
  - Kneeland and Washington (S.)

**Critical Path/Place**

- \*\* Beach Street**
  - MCD(Le Grange): Chinatown commercial spine/  
community common: Leather District
- \* Harrison Ave
  - MCD Chauncy: Chinatown commercial-institutional  
-residential: S. End.
- \* Edinboro Street
  - Financial-K/B-Chinatown commercial
- \* Tyler Street
  - Chinatown commercial-residential
- \*\* Oak Street**
  - Chinatown residential-institutional

**Critical Nodes**

- \*\* Liberty Tree Block/China Trade Center**
- \* Phillips Square/Chauncy Street
- \*\* Chinatown Gateway/park/surface ramp (closed)**
- \*\* Beach/Harrison intersection**
- \* Beach/Washington intersection



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## **HOUSING**

- \*\* potential rehab (off-site alternative for MCD)**
- \*\* Monitoring (pre-warning) system/critical dates**
- \* CHIP update**
- \* Status of critical affordable housing stock:  
Taitung, Mass Pike, Castle Square, Quincy Tower**

## **HISTORIC PRESERVATION (BRA/BLC)**

- \*\* Preservation of Community landmarks and incentives**
- \* proposed actions:  
Socio-cultural survey  
Complete the architectural survey (s. of Kneeland)**

## **PARKING/TRANSPORTATION**

- \*\* Parking policies  
(MCD & institutional: access/operation/management)**
- \*\* Parking Trust Fund/Neighborhood Parking Bank**

## **PUBLIC BENEFITS**

- Long-term monitoring and accounting mechanism**
- Potential funding stream**

